

Amendments to the Claims

Material to be inserted is in **bold and underline**, and material to be deleted is in ~~strikeout~~ or (if the deletion is of five or fewer consecutive characters or would be difficult to see) in double brackets [[]].

21. (Amended) A floor joist retainer, for use in a concrete foundation formed by pouring concrete into forms, comprising:

a floor joist retainer body having an open front, sides, a back, a bottom, and an open top, the floor joist retainer body being configured to receive and support an end of a floor joist positioned within the floor joist retainer body through the open top and front;

an intermediate structural plate interconnecting the sides and back of the floor joist retainer body, the intermediate structural plate being attached to the sides and back when the concrete is poured into the forms and removable after the concrete is poured;

a retaining flange attached to the floor joist retainer body for engagement within the concrete foundation;

removable means for removably attaching the floor joist retainer body to the forms before the concrete is poured into the forms; and

a plurality of nail posts attached to the sides of the floor joist retainer body, each being positioned and configured to hold a nail so that a pointed end of the nail extends into ~~one of the~~ a form[[s]], where the removable means includes a plurality of nails positioned within the nail posts.

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